

AGENDA
759TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION

FRIDAY, 14 NOVEMBER 2025, 9:00 A.M.
ROOM 18-029, 1515 ARCH STREET
ZACHARY FRANKEL, CHAIR

INSTRUCTIONS FOR PARTICIPATING IN THE MEETING INCLUDED AT THE BOTTOM OF THIS AGENDA

- 1. ADOPTION OF MINUTES, 758TH STATED MEETING, 10 OCTOBER 2025**
Zachary Frankel, Chair
- 2. THE REPORT OF THE ARCHITECTURAL COMMITTEE, 28 OCTOBER 2025**
Dan McCoubrey, Chair

AGENDA

ADDRESS: 1221 PINE ST – REVISED

Proposal: Replace bays; install roof deck, window in doorway, and basement stair
Review Requested: Final Approval
Owner: 1221 Pine 1 LLC
Applicant: Scott O'Barr, Voith & Mactavish Architects
History: 1825
Individual Designation: 3/27/1962
District Designation: Washington Square West Historic District, Contributing, 9/13/2024
Staff Contact: Josh Schroeder, joshua.schroeder@phila.gov

ADDRESS: 614 PINE ST – REVISED

Proposal: Construct rear addition and roof deck
Review Requested: Final Approval
Owner: Qian Jin Real Estate LLC
Applicant: Sam Xu, Constrecture, LLC
History: 1925
Individual Designation: None
District Designation: Society Hill Historic District, Contributing, 3/10/1999
Staff Contact: Ted Maust, theodore.maust@phila.gov

ADDRESS: 413 S 3RD ST – CONTINUED TO DECEMBER PHC MEETING

Proposal: Demolish rear one-story addition; construct two-story addition
Review Requested: Review In Concept
Owner: Gail and Michael Silver
Applicant: Lea Litvin, Lo Design
History: 1830
Individual Designation: 4/30/1957
District Designation: Society Hill Historic District, Contributing, 3/10/1999
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

ORDER OF AGENDA SUBJECT TO CHANGE
PHILADELPHIA HISTORICAL COMMISSION
PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES

ADDRESS: 2017 SANSOM ST – CONTINUED TO DECEMBER PHC MEETING

Proposal: Legalize windows and doors

Review Requested: Final Approval

Owner: Margaret Szumski

Applicant: Jason Morris

History: 1885

Individual Designation: None

District Designation: Rittenhouse Fitter Historic District, Contributing, 2/8/1995

Staff Contact: Kim Chantry, kim.chantry@phila.gov

3. THE REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 15 OCTOBER 2025

Emily Cooperman, Chair

ADDRESS: 5001-11 LANCASTER AVE

Name of Resource: Manufacturing Building of the United Lutheran Publishing House

Proposed Action: Designation

Property Owner: Trustees of the University of Pennsylvania

Nominator: Oscar Beisert

Staff Contact: Josh Schroeder, joshua.schroeder@phila.gov

ADDRESS: 723 CHURCH LN

Name of Resource: T. Ellwood Zell House

Proposed Action: Designation

Property Owner: Francis L. Bruno II

Nominator: Keeping Society of Philadelphia

Staff Contact: Alex Till, alexander.till@phila.gov

ADDRESS: 419 W CLAPIER ST

Name of Resource: Service Buildings for the Dodge Estate

Proposed Action: Designation

Property Owner: Shelby Lane LLC

Nominator: SoLo Germantown

Staff Contact: Jon Farnham, jon.farnham@phila.gov

ADDRESS: 4024-34 APALOGEN RD

Name of Resource: Tulipwood

Proposed Action: Designation

Property Owner: Valerie Safran & Marcie Turney, Northwestern Revocable Trust

Nominator: East Falls Historical Society

Staff Contact: Jon Farnham, jon.farnham@phila.gov

4. OLD BUSINESS

ADDRESS: 1629-37 S 28TH ST – REVISED

Proposal: Legalize removal of and remove remaining stained-glass windows; install windows

Review Requested: Final Approval

Owner: 1629-37 S 28th Street, LLC

Applicant: Raymond Rola, Raymond F. Rola, Architect

History: 1902; John Chambers Memorial Presbyterian Church; T.P. Lonsdale, architect

Individual Designation: 7/6/1972

District Designation: None

Staff Contact: Alex Till, alexander.till@phila.gov

5. THE REPORT ON THE ACTIVITIES OF THE HISTORICAL COMMISSION STAFF, OCTOBER 2025

Jonathan E. Farnham, Executive Director

INSTRUCTIONS FOR PARTICIPATING IN THE HISTORICAL COMMISSION'S MEETING

ORDER OF AGENDA SUBJECT TO CHANGE

PHILADELPHIA HISTORICAL COMMISSION

PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES

Applicants, property owners, and the public may participate in the Historical Commission's meeting in person or remotely on Zoom. The Commissioners and their staff will attend the meeting in person. The advisory committee meetings will continue to be held on Zoom only. The Historical Commission's meeting will be held in Room 18-029 on the 18th floor of 1515 Arch Street, also called the One Parkway Building, at the northeast corner of 16th and Arch Streets, across Arch Street from Love Park. All attendees must go through security when entering the building, which includes passing through a metal detector and showing a photo ID. After security and the turnstiles, take the second bank of elevators to the 18th floor. After exiting an elevator, follow the signs to Conference Room 18-029, called the City Planning Commission and Historical Commission Conference Room, the same room that the Historical Commission met in before March 2020. When entering the conference room, please sign into the meeting on the sign-in sheet.

Applicants, property owners, and the public may participate in the Historical Commission's meeting remotely in three ways: live with a computer, tablet, or smartphone; live with a telephone; and in advance by email.

- To join with a device, go to this link or scan the QR code on 14 November 2025.
 - Link: <https://us02web.zoom.us/j/81735446609?pwd=9rmkYIO4CcF8RFQKTYff4aNzNRKDMT.1>
 - Passcode: 464428
- To join by telephone, call this number on 14 November 2025.
 - Telephone Number: 267-831-0333
 - Meeting ID: 817 3544 6609#
 - Participant ID: #
 - Passcode: 464428#
- To email comments, send them to preservation@phila.gov by noon on 13 November 2025.

The meeting materials are available on the Historical Commission's [website](#). Please note that the meeting will be recorded. By participating in the meeting, you are consenting to be recorded. A link to the recording of the meeting will be placed [here](#) on the website after the meeting.

